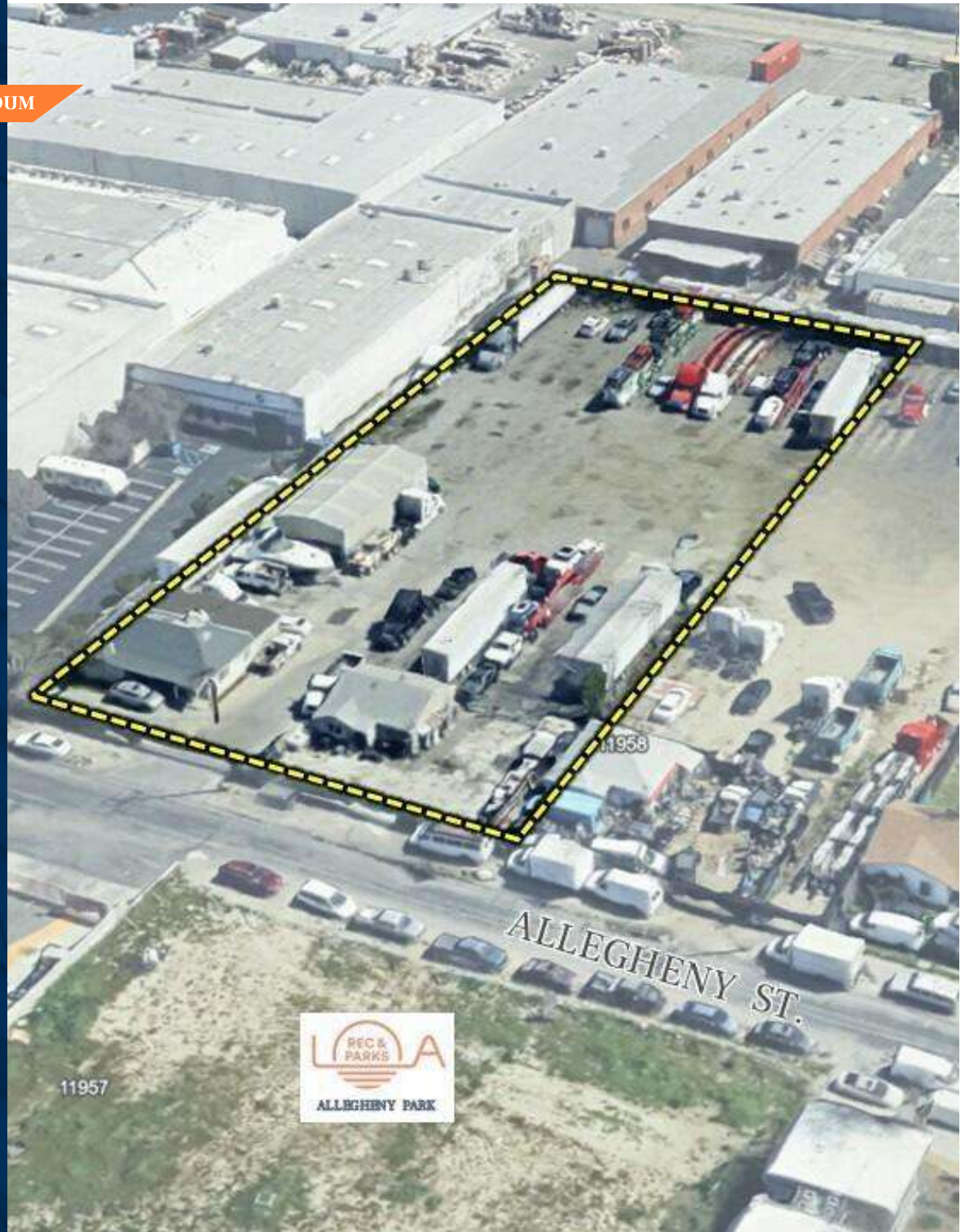


OFFERING MEMORANDUM

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

11942-11950 Allegheny St, Sun Valley, CA 91352

Marcus & Millichap



# NON-ENDORSEMENT & DISCLAIMER NOTICE

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Activity ID #ZAG0100468

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11942-11950 ALLEGHENY ST

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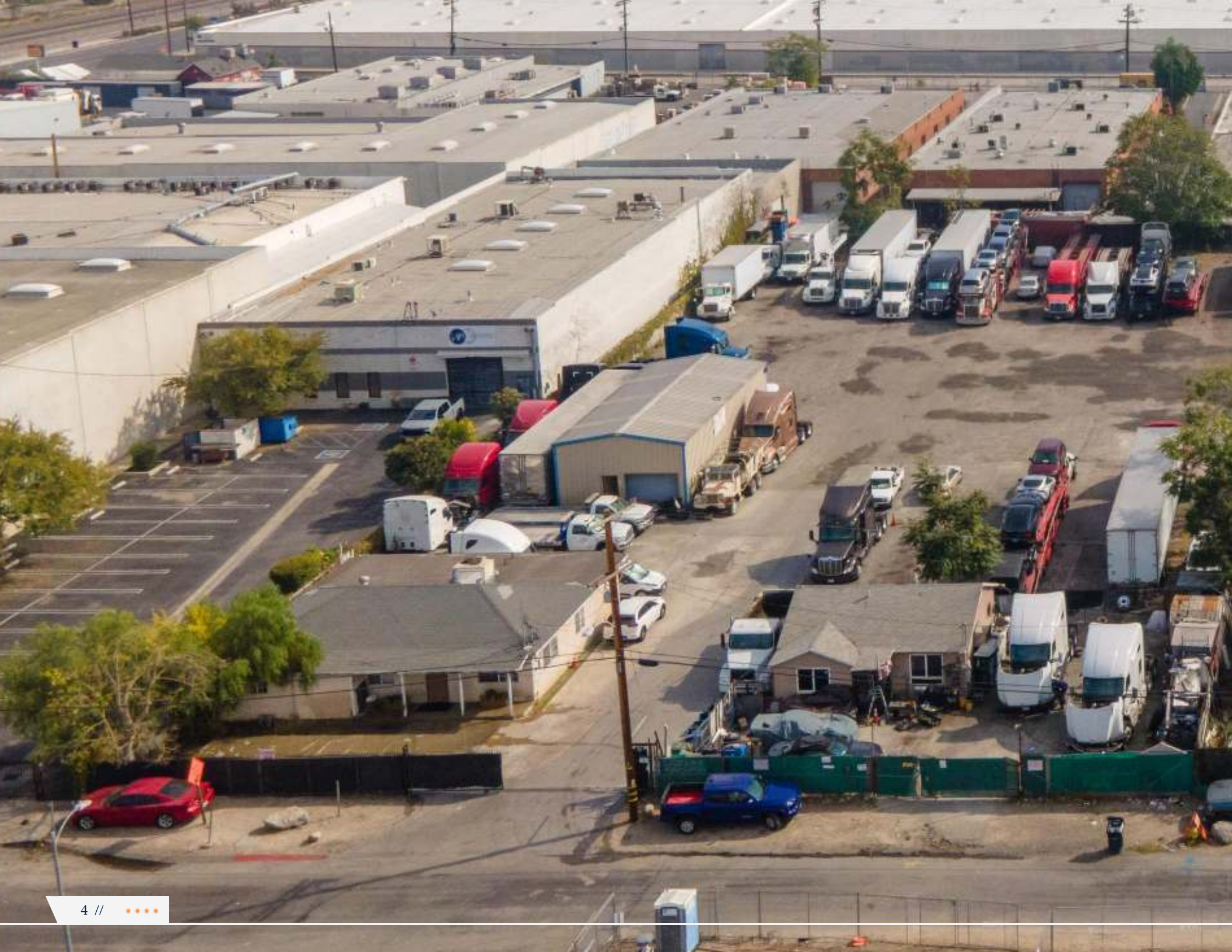
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**Marcus & Millichap**



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**13** PROPERTY INFORMATION

**24** FINANCIAL ANALYSIS

**29** SALE COMPARABLES

**38** MARKET OVERVIEW





SECTION 1

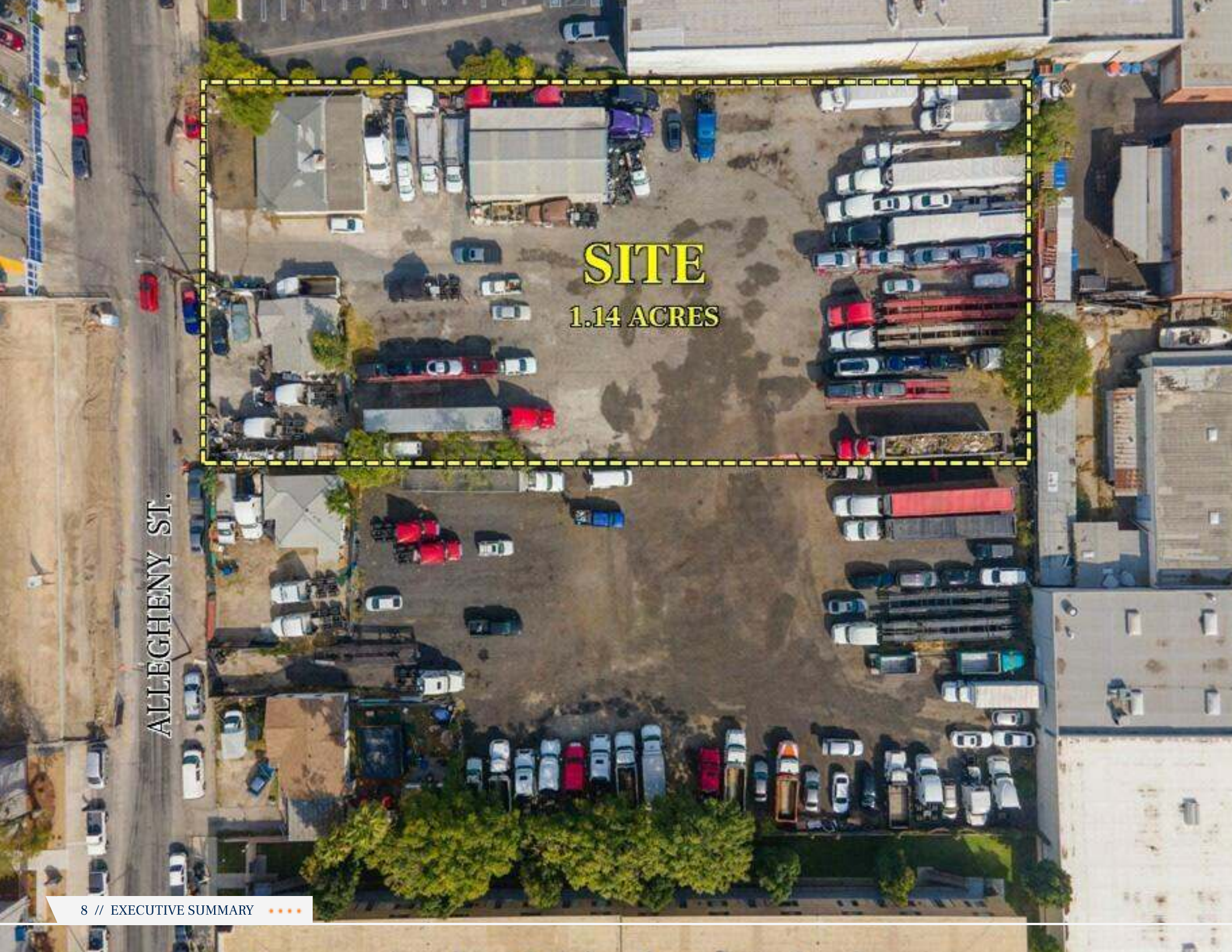


# EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

Marcus & Millichap





**SITE**  
**1.14 ACRES**

ALLEGHENY ST.

# OFFERING SUMMARY

11942-11950 ALLEGHENY ST



Listing Price  
**\$4,250,000**



Lot Size  
**49,681 SF**



Price per SF  
**\$85.85 per SF**

## FINANCIAL

Listing Price	\$4,250,000
Lot Size	1.14 Acres (49,681 SF)
Price/Acre	\$3,726,374/Acre (\$85.85/SF)
Current Lease	Lease Runs Through Feb 2028
Current Lease Rate	\$14,751 per Month (Gross)
Remaining Options	One 5-Year Option in 2028
Option Lease Rate	Prevailing Market Rates

## OPERATIONAL

Assessor's Parcel Number	2631-003-014 & 015
Zoning	[T][Q] M1-1-CUGU
Zoning Description	Limited Industrial
General Plan Land Use	Limited Manufacturing
Lot Dimensions	150' on Allegheny St x 331' Deep
Structures on the Property	Two SFRs use as Offices, Garage Building
Adjacent Development	Industrial, Multifamily, Charter School, Public Park





# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

11942-11950 Allegheny St, Sun Valley, CA 91352

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the ±1.14 acre industrial yard located at 11942-11950 Allegheny Street in the city of Sun Valley.

This site is composed of two individual parcels of land with APNs #2631-003-014 & 015. The site is located on Allegheny Street just a block south of San Fernando Road and less than a mile north of the I-5 freeway.

The site is currently leased out to Best Trucking Services Inc. who has been a tenant since 2018. The term of their existing lease expires in February of 2028 at which time they will have one single remaining 5-year option. Best Trucking is currently paying \$0.29 per square foot for the land at this time (gross lease), however the 5-year option lease rate will be at "Prevailing Market Rates" which is going to be a significant increase if they decide to stay.

There are two small houses on the property which can be used as offices. The houses are 1,150 square feet and 720 square feet and they were built in 1947.

There is also a newer 900 square foot structure on site that is used as a garage. This property is flat and rectangular in shape with 150' of frontage along Allegheny Street and a depth of 331'. The site is fully fenced and has two gated entry points along Allegheny Street.

Zoning on this site is [T][Q] M1-1-CUGU which is a Limited Industrial zoning classification. The General Plan Land Use is Limited Manufacturing. Height District 1 in the M1 zone allows for a FAR of 1.5:1 and does not indicate a height limit.

The subject property is surrounded by industrial buildings to the north and to the east along with several small to mid-sized multifamily buildings to the south along Allegheny Street. Directly across the street from the property is Allegheny Park which is a new 1-acre city public park, and the Alliance 6-12 Charter Public School.

M1 industrial sites of 1+ acres are very difficult to find in the San Fernando Valley and the market is extremely supply-restricted. This property should be of great interest to both investors and users looking to find an industrial site with great access to a major freeway.

## INVESTMENT HIGHLIGHTS

1.14 Acres - Flat and Rectangular Industrial Site located in Sun Valley

Zoning is M1 (Limited Industrial), General Plan Land Use is Limited Manufacturing

Two Small Houses on the Site can be used as Offices - There is also a Garage Building

Current Tenant on Site through Feb 2028 - Tenant has One 5-Year Option at that time with rents set to "Prevailing Market Rates"

Site is located a block south of San Fernando Road and less than a mile north of the I-5 Freeway



SECTION 2

# 02

## PROPERTY INFORMATION

Property Details  
Regional Map  
Local Map  
Plat Map  
ZIMAS Zoning Map  
Aerial Labeled  
GeoTracker  
Aerial Map

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# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

## PROPERTY DETAILS

### PROPERTY SUMMARY

Property Address	11942-11950 Allegheny St, Sun Valley
Assessors Parcel Number	2631-003-014 & 015
Listing Price	\$4,250,000
Lot Size	1.14 Acres (49,681 SF)
Price/Acre	\$3,726,374/Acre (\$85.85/SF)
Zoning	[T][Q]M1-1-CUGU
General Plan Land Use	Limited Manufacturing
Lot Size Dimensions	150' x 331'
Frontage	150' on Allegheny Street
Structures on Site	1,150 SF + 720 SF Buildings (1947) + Garage

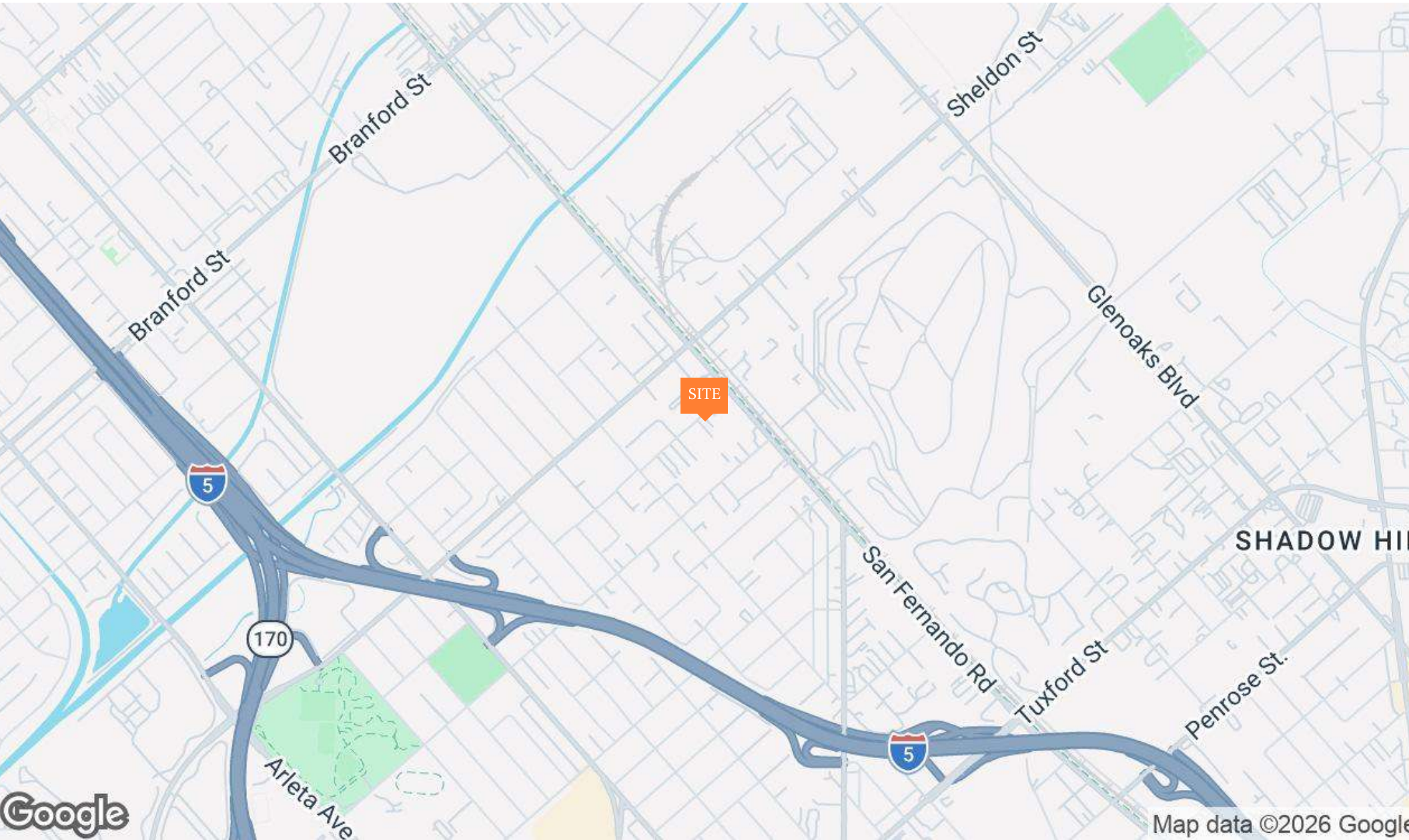
### SITE DESCRIPTION

Council District	CD 6 (Padilla)
Opportunity Zone	No
CUGU Clean Up Green Up	Pacoima/Sun Valley
Very High Fire Hazard Severity Zone	No
Flood Zone	Outside Flood Zone
Type of Ownership	Fee Simple



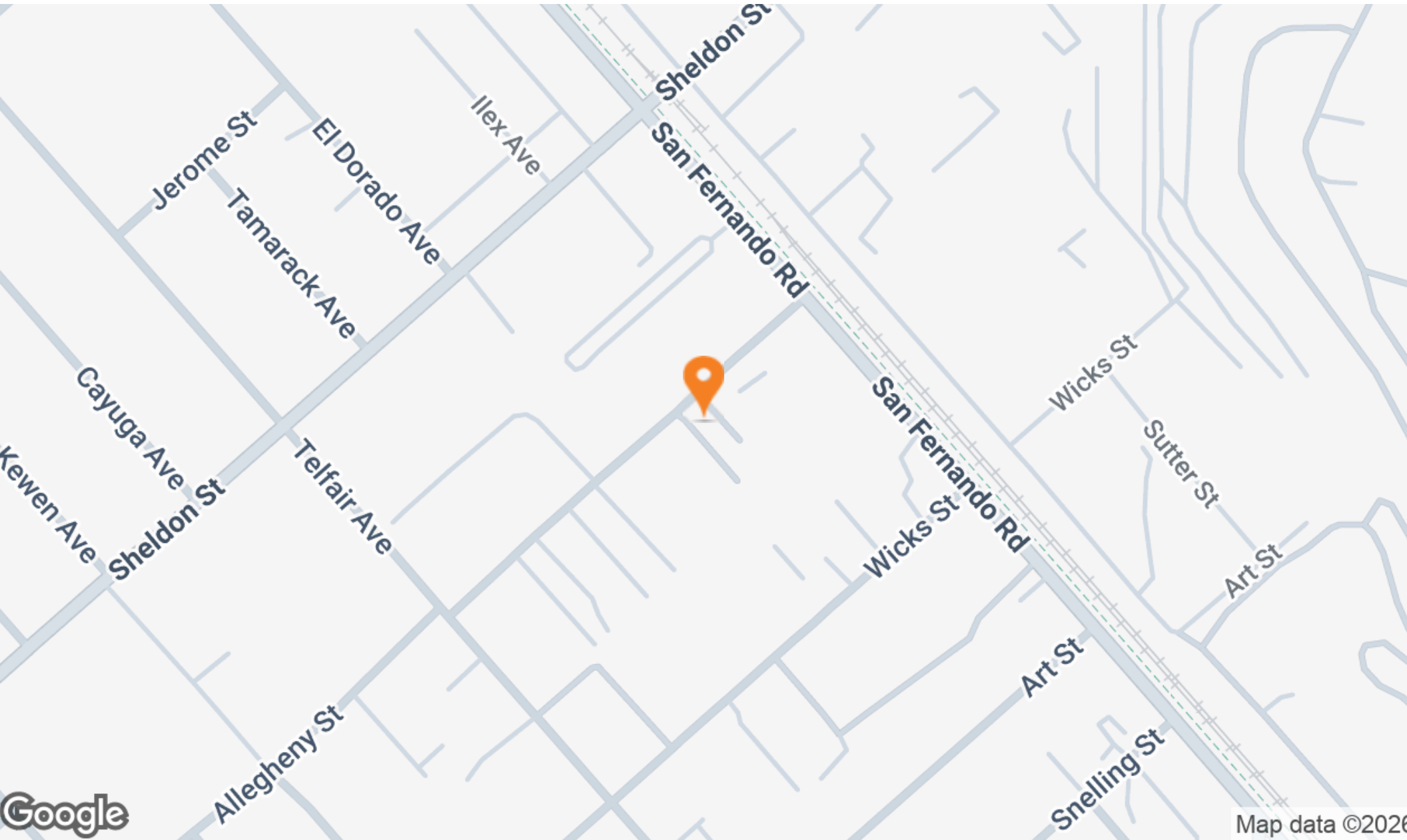
# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

REGIONAL MAP



# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

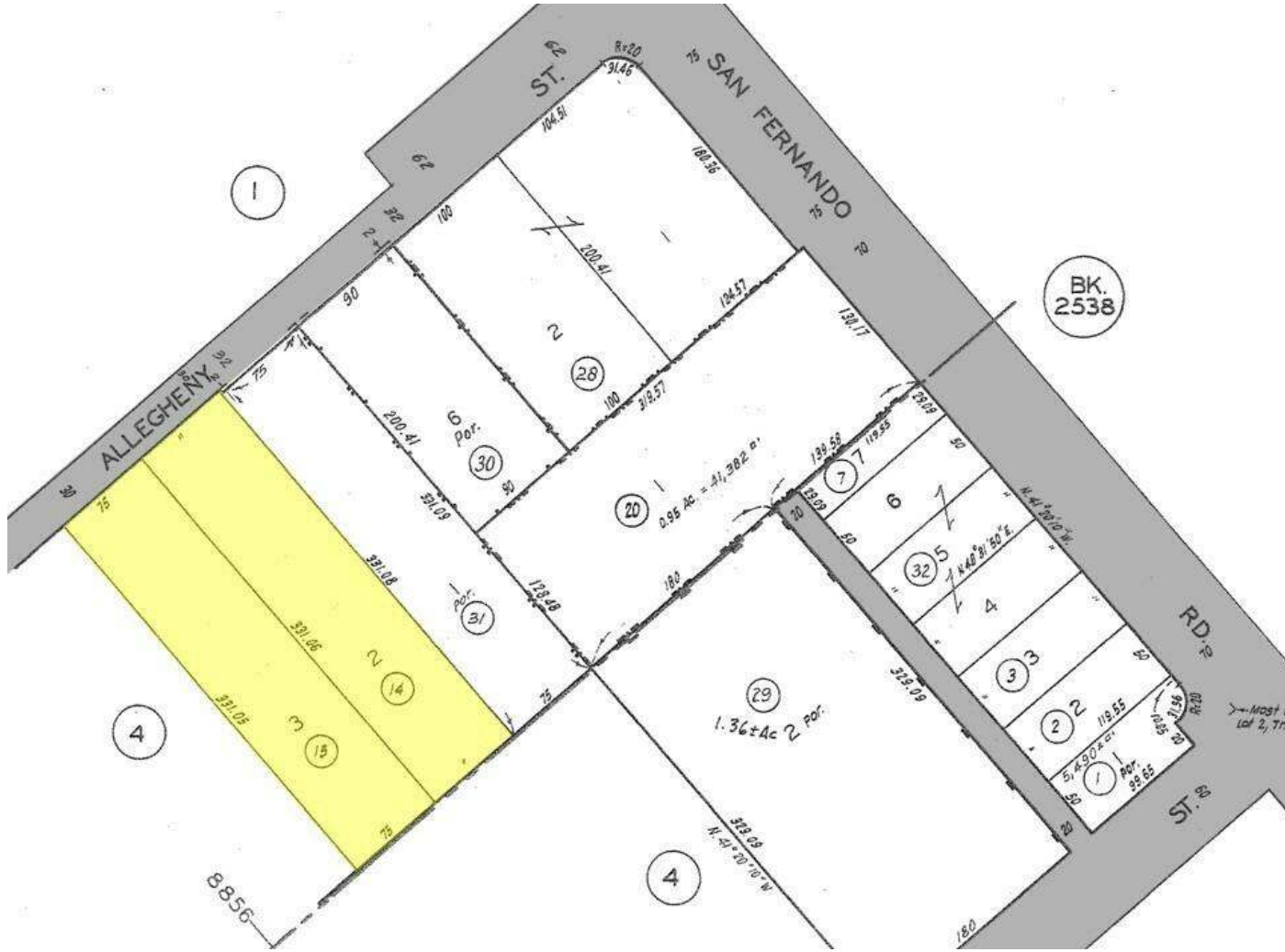
LOCAL MAP



Map data ©2020

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

PLAT MAP





# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

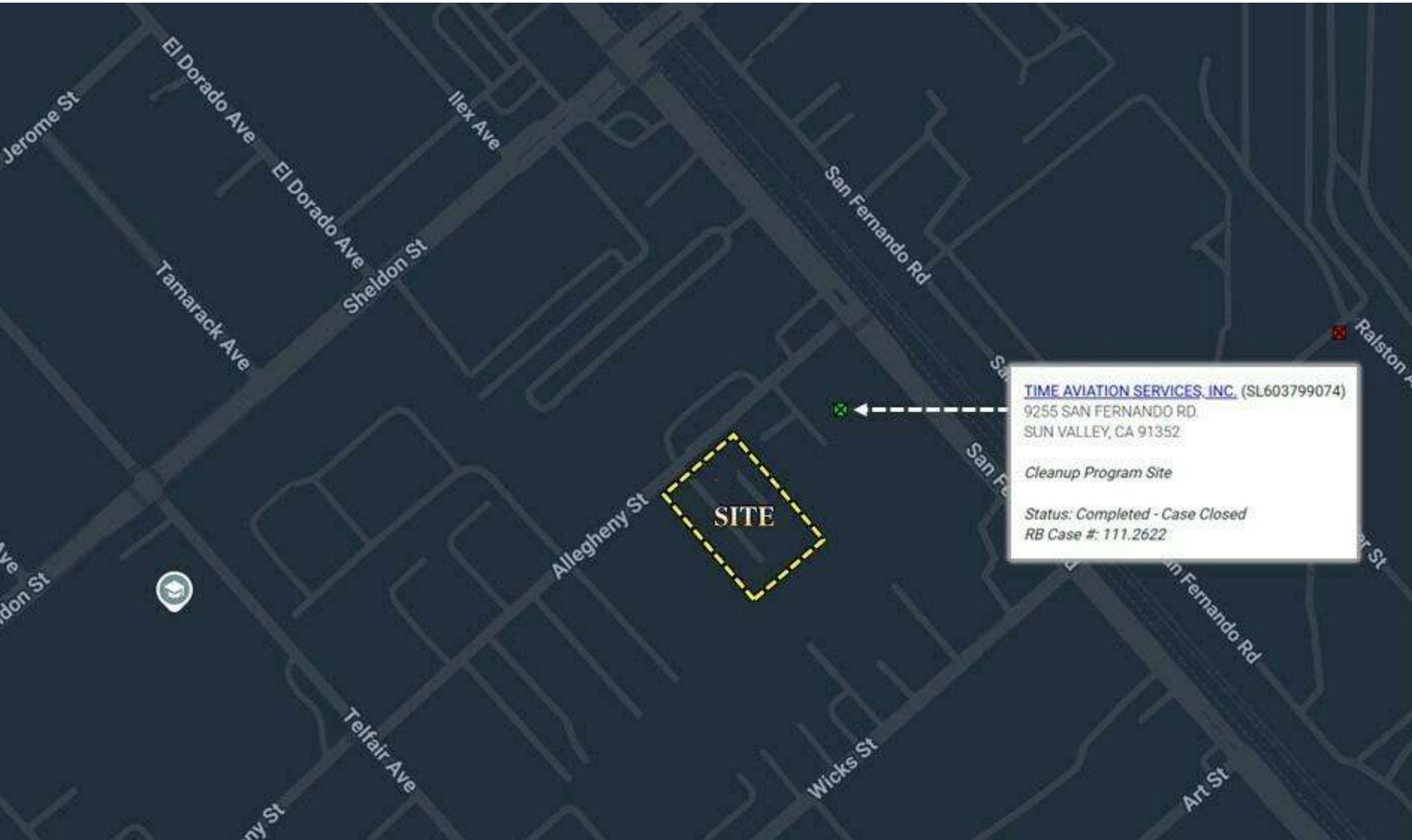
AERIAL LABELED



Multi-Family

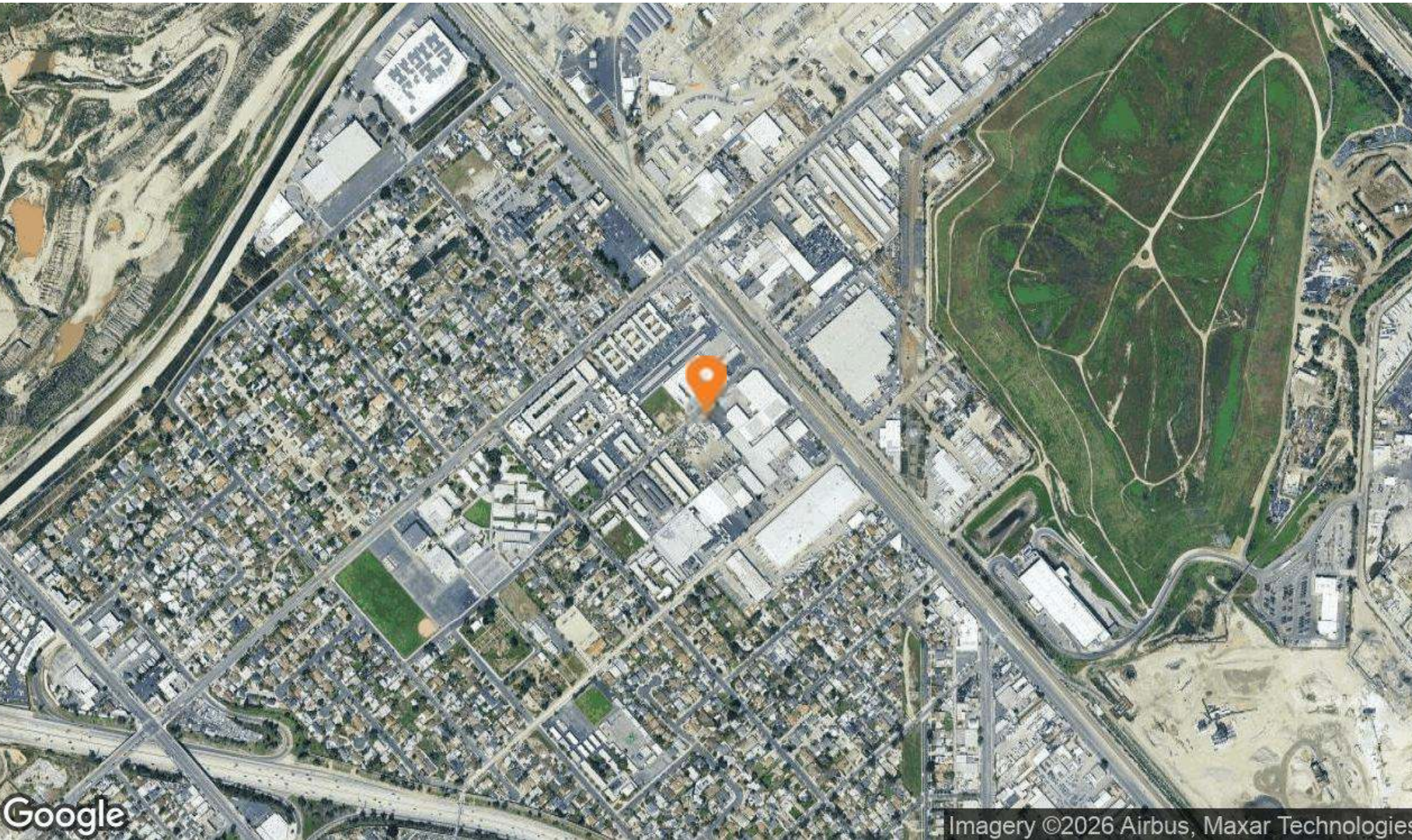
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GEOTRACKER



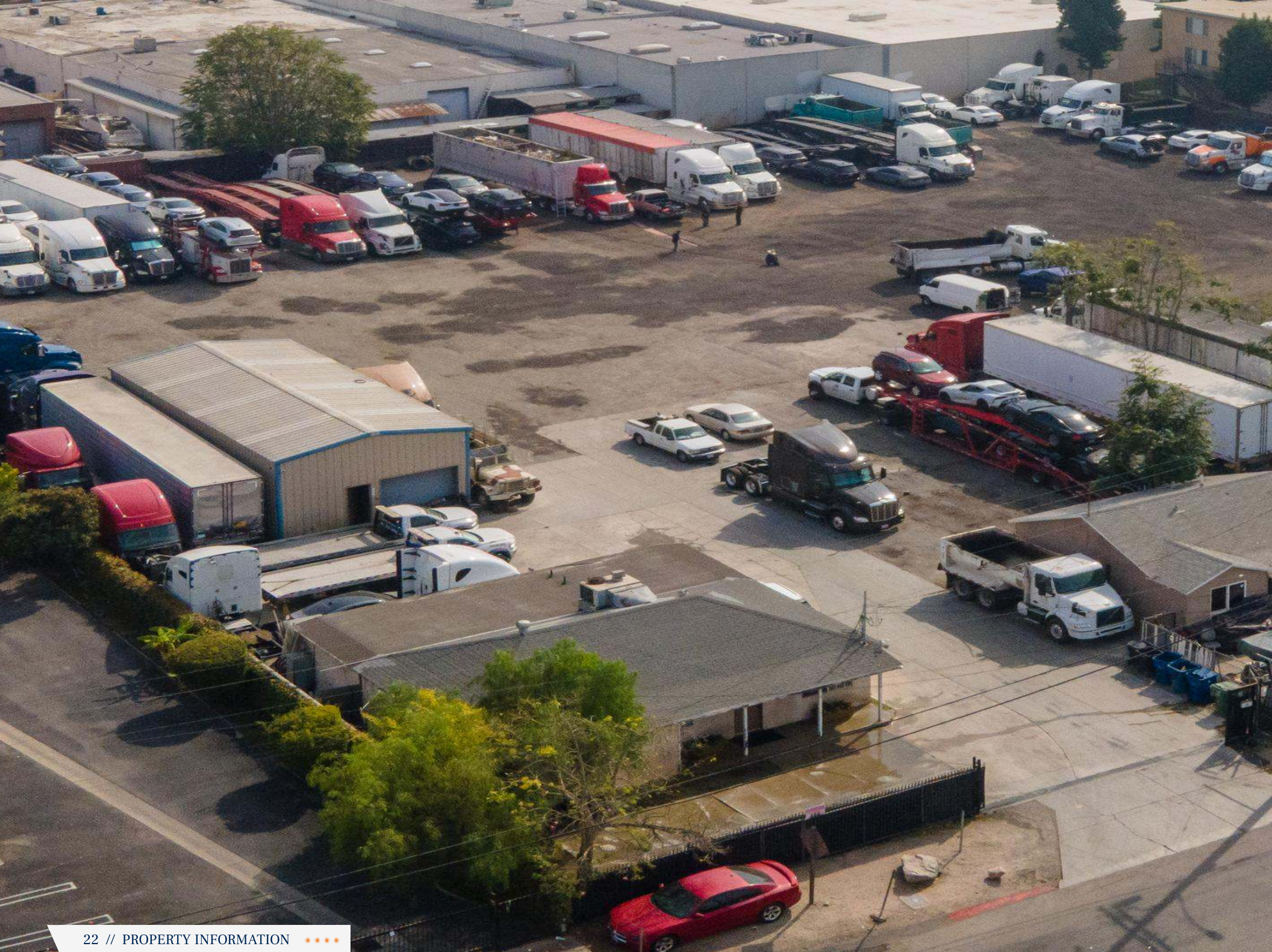
# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

AERIAL MAP



Google

Imagery ©2026 Airbus, Maxar Technologies







SECTION 3

# FINANCIAL ANALYSIS

Current Tenant - Remaining Lease  
Financial Summary

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# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

REMAINING LEASE - CURRENT TENANT

## REMAINING LEASE - BEST TRUCKING SERVICES, INC

LEASE PERIOD	MONTHLY RENT	YEARLY RENT	RENT/SF	RENT PER ACRE
March 1, 2025 - Feb 28, 2026	\$14,322.15	\$171,865.80	\$0.29/SF	\$12,563/Acre/Month
March 1, 2026 - Feb 28, 2027	\$14,751.81	\$177,021.72	\$0.30/SF	\$12,940/Acre/Month
March 1, 2027 - Feb 29, 2028	\$15,194.26	\$182,331.12	\$0.31/SF	\$13,328/Acre/Month
Lessee has One Additional 5-Year Option				
March 1, 2028 - Feb 28, 2033	To be set at Prevailing Market Rate			

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

## FINANCIAL SUMMARY

### FINANCIAL SUMMARY

		2025	2026	2028+ PRO FORMA
LISTED PRICE	\$4,250,000			
LOT SIZE	48,681 SF (1.14 ACRES)			
PRICE/SF	\$85.85/SF (\$3,726,374/ACRE)			
INCOME				
Monthly Rent		\$14,322	\$14,571	\$22,356
Rent/SF		\$0.29/SF	\$0.30/SF	\$0.45/SF
TOTAL INCOME		\$171,031	\$177,022	\$268,277
EXPENSES				
Cleaning/Maintenance		\$1,270	\$1,270	\$2,000
Insurance		\$4,892	\$4,892	\$5,000
Legal/Professional		\$4,625	\$4,625	\$4,500
Property Tax		\$51,000	\$51,000	\$51,000
TOTAL EXPENSES		\$61,787	\$61,787	\$62,500
NET OPERATING INCOME		\$109,244	\$115,235	\$205,777
CAP RATE			2.71%	4.84%



SECTION 4

# 04

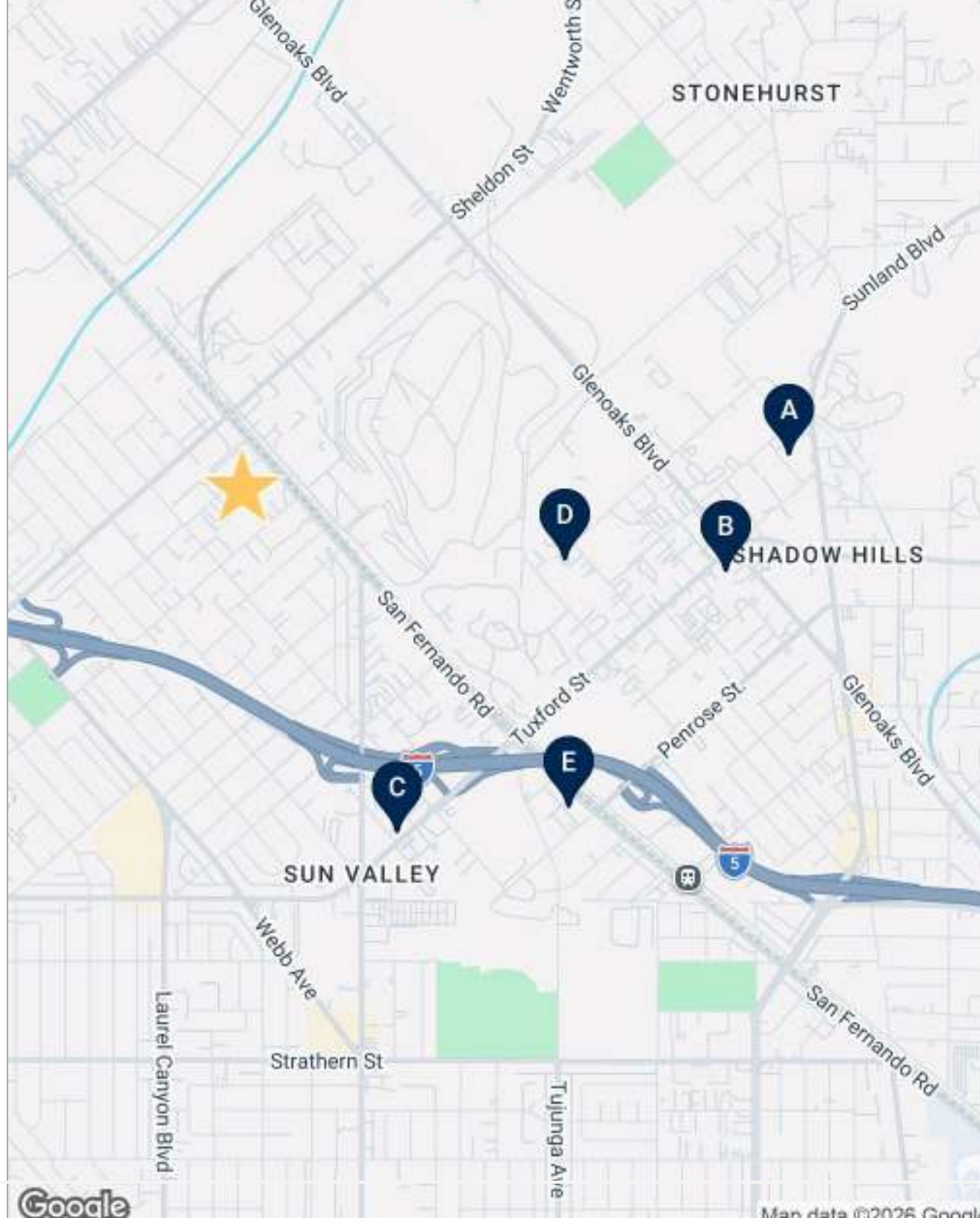
## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Price per Acre Chart  
Price per SF Chart  
Sale Comps

Marcus & Millichap



# SALE COMPS MAP

- ★ 1.14 Acre M1-Zoned Industrial Yard
- A 9300 Borden Ave
- B 9079 Glenoaks Blvd
- C 11653 Tuxford St
- D 11370 Pendleton St
- E 8563 San Fernando Rd



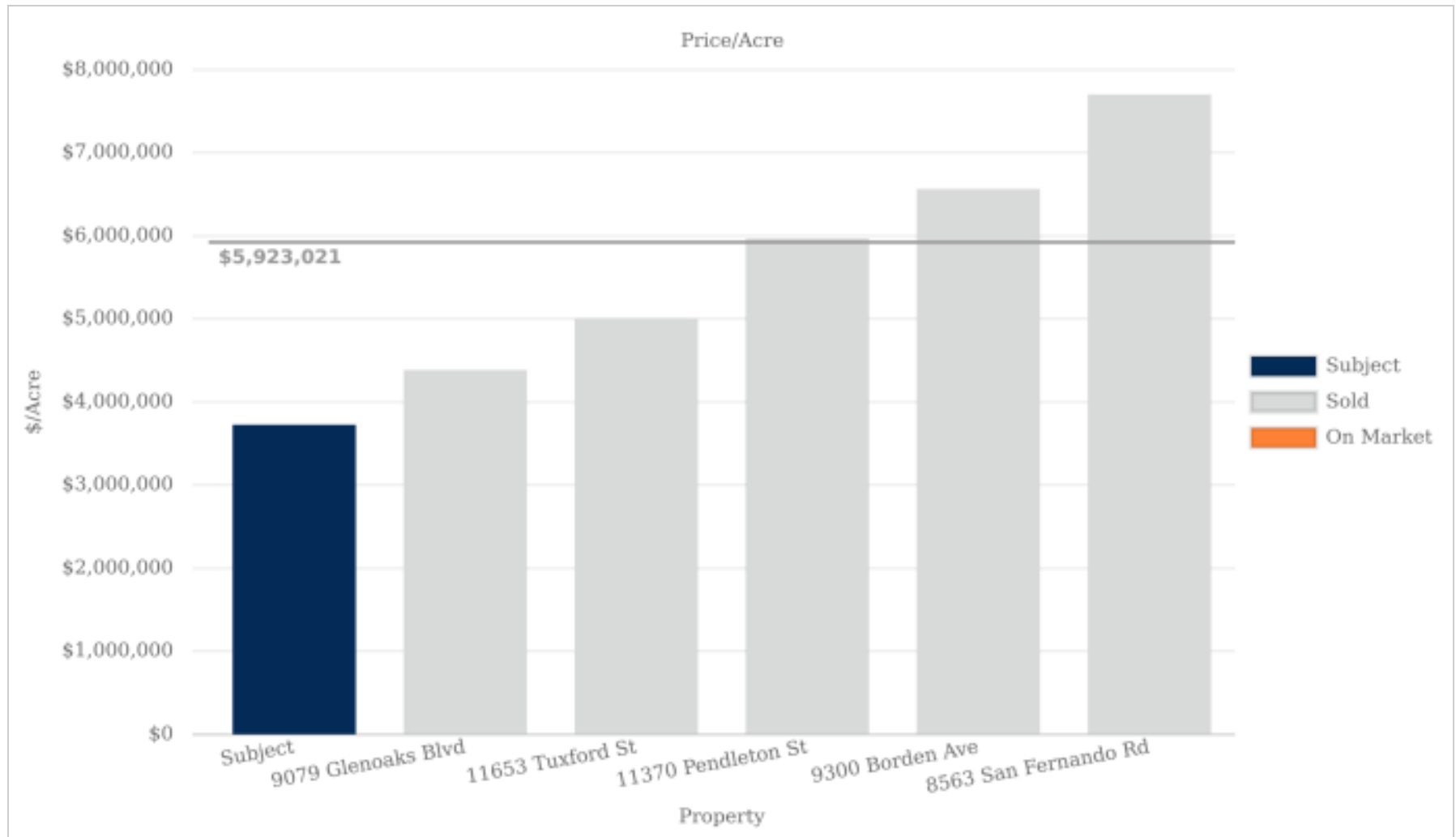
# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	CLOSE
	<b>1.14 Acre M1-Zoned Industrial Yard</b> 11942-11950 Allegheny St Sun Valley, CA 91352	\$4,250,000	1.14 AC	\$3,726,374	On Market
	<b>SALE COMPARABLES</b>	<b>PRICE</b>	<b>LOT SIZE</b>	<b>\$/ACRE</b>	<b>CLOSE</b>
A	<b>9300 Borden Ave</b> Los Angeles, CA 91352	\$3,150,000	0.48 AC	\$6,562,500	05/23/2025
B	<b>9079 Glenoaks Blvd</b> Los Angeles, CA 91352	\$1,271,500	0.29 AC	\$4,384,482	09/06/2024
C	<b>11653 Tuxford St</b> Los Angeles, CA 91352	\$800,000	0.16 AC	\$5,000,000	03/12/2024
D	<b>11370 Pendleton St</b> Los Angeles, CA 91352	\$5,430,000	0.91 AC	\$5,967,032	02/05/2024
E	<b>8563 San Fernando Rd</b> Los Angeles, CA 91352	\$7,085,000	0.92 AC	\$7,701,086	05/04/2023
<b>AVERAGES</b>		<b>\$3,547,300</b>	<b>0.55 AC</b>	<b>\$5,923,020</b>	<b>-</b>

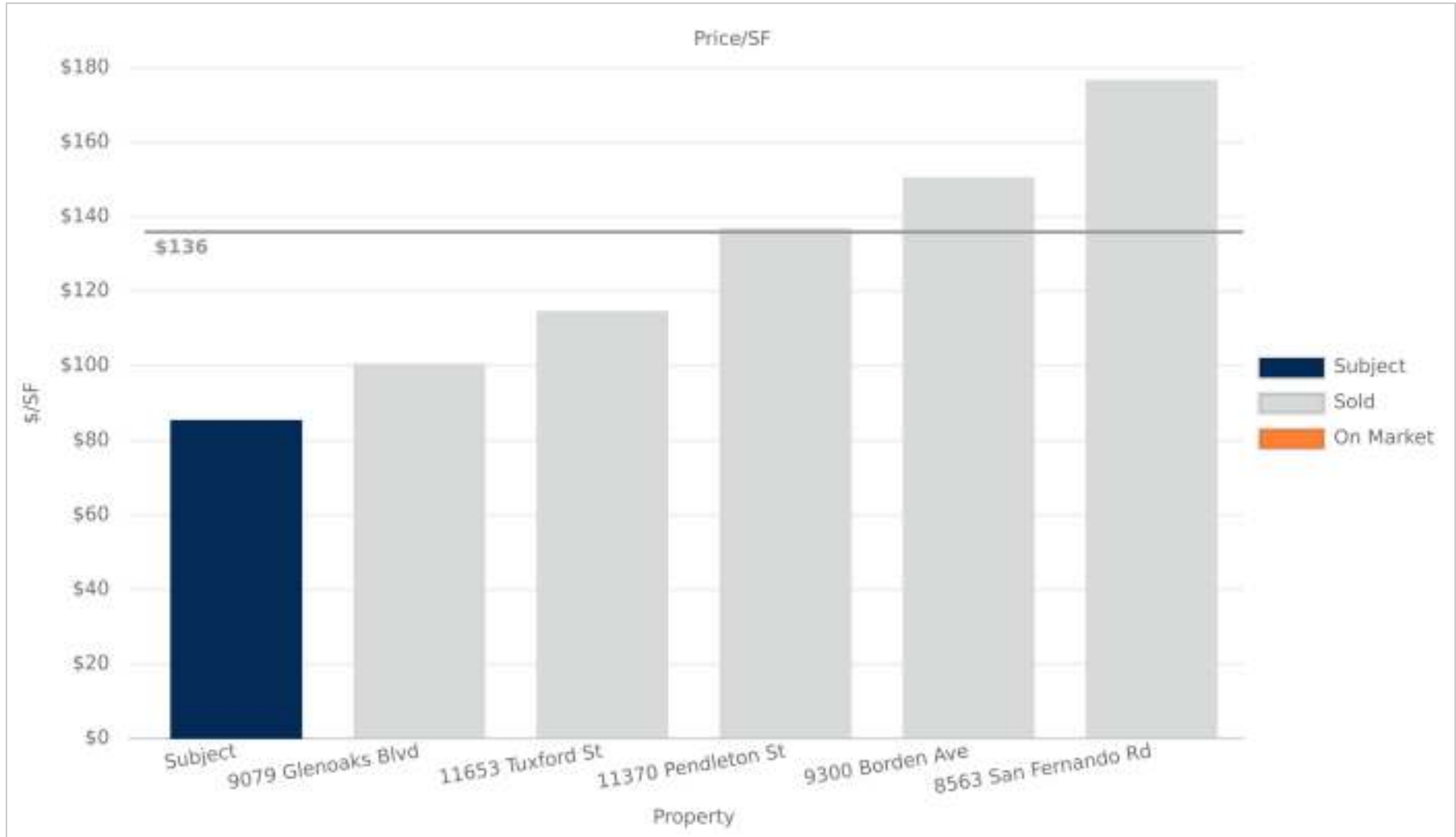
# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

PRICE PER ACRE CHART



# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

PRICE PER SF CHART



# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

SALE COMPS



**★ 1.14 Acre M1-Zoned Industrial Yard**  
11942-11950 Allegheny St, Sun Valley, CA 91352

Listing Price:	\$4,250,000	COE:	On Market
Lot Dimensions:	150' x 331'	Lot Size:	1.14 Acres
Permit Ready:	No	Price/Acre:	\$3,726,374
Zoning:	M1-1		



**A 9300 Borden Ave**  
Los Angeles, CA 91352

Sale Price:	\$3,150,000	COE:	05/23/2025
Lot Dimensions:	100' x 233'	Lot Size:	0.48 Acres
Price/Acre:	\$6,562,500		
Zoning:	M2		

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

SALE COMPS



**B** 9079 Glenoaks Blvd  
Los Angeles, CA 91352

Sale Price:	\$1,271,500	COE:	09/06/2024
Lot Dimensions:	50' x 280'	Lot Size:	0.29 Acres
Price/Acre:	\$4,384,482		
Zoning:	M2		



**C** 11653 Tuxford St  
Los Angeles, CA 91352

Sale Price:	\$800,000	COE:	03/12/2024
Lot Dimensions:	60' x 115'	Lot Size:	0.16 Acres
Price/Acre:	\$5,000,000		
Zoning:	MR1		

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

SALE COMPS



**D 11370 Pendleton St**  
Los Angeles, CA 91352

Sale Price:	\$5,430,000	COE:	02/05/2024
Lot Dimensions:	280' x 142'	Lot Size:	0.91 Acres
Price/Acre:	\$5,967,032		
Zoning:	M3		



**E 8563 San Fernando Rd**  
Los Angeles, CA 91352

Sale Price:	\$7,085,000	COE:	05/04/2023
Lot Dimensions:	215' x 207'	Lot Size:	0.92 Acres
Price/Acre:	\$7,701,086		
Zoning:	M1		



SECTION 5

05

# MARKET OVERVIEW

Market Overview  
Demographics

Marcus & Millichap



# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

## MARKET OVERVIEW

### SAN FERNANDO VALLEY

Approximately 2.4 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by roughly 25,000 residents from 2024 to 2029, as more households are attracted to the market's regionally lower-cost home prices and multifamily rents.

### ECONOMY

- As one of the epicenters of the global entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants located in the Valley include Walt Disney Co., Universal Studios, Warner Bros. and DreamWorks.
- Aerospace firms Boeing and Northrop Grumman, as well as 21st Century Insurance, generate numerous well-compensated positions. Health care is also a major source of employment, with a notable presence from providers like Kaiser Permanente.
- As a result of the Valley's large concentration of high salaries and successful companies, average household incomes are well above the national mean.

### QUICK FACTS



POPULATION

2.4M

Growth 2024-2029\*  
1.1%



HOUSEHOLDS

892K

Growth 2024-2029\*  
1.4%



MEDIAN AGE

40.0

U.S. Median:  
39.0



MEDIAN HOUSEHOLD INCOME

\$99,300

U.S. Median:  
\$76,100

\* Forecast



### METRO HIGHLIGHTS



#### DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and health care. Large-scale solar energy projects are underway in the metro.



#### EDUCATED WORKFORCE

Roughly 41 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree, including 15 percent who have obtained a graduate or professional degree.



#### GROWTH

The local rates of population and household growth will remain above the averages of other large metros in Southern California, generating demand for housing, as well as goods and services.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	12,063	193,476	591,662
<b>2024 Estimate</b>			
Total Population	11,867	192,517	587,122
<b>2020 Census</b>			
Total Population	12,563	204,572	614,347
<b>2010 Census</b>			
Total Population	12,756	207,630	609,927
<b>Daytime Population</b>			
2024 Estimate	12,413	143,960	573,444
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	3,183	55,656	191,993
<b>2024 Estimate</b>			
Total Households	3,119	55,111	189,575
Average (Mean) Household Size	3.8	3.6	3.2
<b>2020 Census</b>			
Total Households	3,031	54,344	186,224
<b>2010 Census</b>			
Total Households	2,944	51,501	174,389

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$250,000 or More	5.6%	5.2%	5.6%
\$200,000-\$249,999	2.8%	2.6%	2.7%
\$150,000-\$199,999	8.2%	8.3%	8.3%
\$125,000-\$149,999	7.0%	6.8%	6.9%
\$100,000-\$124,999	8.4%	10.7%	10.1%
\$75,000-\$99,999	16.7%	14.3%	12.9%
\$50,000-\$74,999	14.8%	15.6%	15.8%
\$35,000-\$49,999	12.5%	11.3%	11.1%
\$25,000-\$34,999	6.4%	7.7%	8.1%
\$15,000-\$24,999	7.6%	7.2%	7.9%
Under \$15,000	10.0%	10.2%	10.6%
Average Household Income	\$93,205	\$93,534	\$93,205
Median Household Income	\$76,592	\$74,107	\$72,954
Per Capita Income	\$25,383	\$26,891	\$30,391

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

## DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate	11,867	192,517	587,122
0 to 4 Years	5.0%	5.3%	5.4%
5 to 14 Years	13.4%	12.9%	12.5%
15 to 17 Years	4.5%	4.1%	3.9%
18 to 19 Years	3.5%	2.8%	2.6%
20 to 24 Years	7.0%	7.2%	7.0%
25 to 29 Years	8.2%	8.0%	8.1%
30 to 34 Years	7.5%	7.8%	8.4%
35 to 39 Years	6.8%	7.0%	7.4%
40 to 49 Years	13.4%	13.0%	13.3%
50 to 59 Years	12.1%	12.9%	12.8%
60 to 64 Years	5.5%	5.8%	5.7%
65 to 69 Years	4.5%	4.6%	4.5%
70 to 74 Years	3.5%	3.4%	3.3%
75 to 79 Years	2.3%	2.3%	2.2%
80 to 84 Years	1.4%	1.4%	1.4%
Age 85+	1.4%	1.4%	1.4%
Median Age	35.0	36.0	36.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	7,900	130,209	403,217
Elementary (0-8)	23.7%	20.7%	16.5%
Some High School (9-11)	15.2%	13.4%	11.2%
High School Graduate (12)	23.1%	24.6%	23.9%
Some College (13-15)	14.7%	18.2%	18.4%
Associate Degree Only	7.1%	6.0%	6.9%
Bachelor's Degree Only	13.2%	12.9%	17.0%
Graduate Degree	3.0%	4.2%	6.0%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2029 Projection	3,287	57,241	198,185
2024 Estimate	3,222	56,678	195,659
Owner Occupied	1,691	28,368	78,837
Renter Occupied	1,450	26,746	110,689
Vacant	103	1,567	6,084
<b>Persons in Units</b>			
2024 Estimate Total Occupied Units	3,119	55,111	189,575
1 Person Units	14.1%	16.5%	22.1%
2 Person Units	17.9%	21.2%	25.0%
3 Person Units	17.8%	17.9%	17.8%
4 Person Units	17.1%	16.6%	15.0%
5 Person Units	13.7%	12.3%	9.8%
6+ Person Units	19.5%	15.5%	10.4%

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

## DEMOGRAPHICS



### POPULATION

In 2024, the population in your selected geography is 587,122. The population has changed by -3.74 percent since 2010. It is estimated that the population in your area will be 591,662 five years from now, which represents a change of 0.8 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 7,474 people per square mile.



### HOUSEHOLDS

There are currently 189,575 households in your selected geography. The number of households has changed by 8.71 percent since 2010. It is estimated that the number of households in your area will be 191,993 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 3.2 people.



### INCOME

In 2024, the median household income for your selected geography is \$72,954, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 55.96 percent since 2010. It is estimated that the median household income in your area will be \$84,011 five years from now, which represents a change of 15.2 percent from the current year.

The current year per capita income in your area is \$30,391, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$93,205, compared with the U.S. average, which is \$101,307.



### EMPLOYMENT

In 2024, 292,892 people in your selected area were employed. The 2010 Census revealed that 46.3 percent of employees are in white-collar occupations in this geography, and 29.6 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



### HOUSING

The median housing value in your area was \$699,032 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 76,560.00 owner-occupied housing units and 97,831.00 renter-occupied housing units in your area.



### EDUCATION

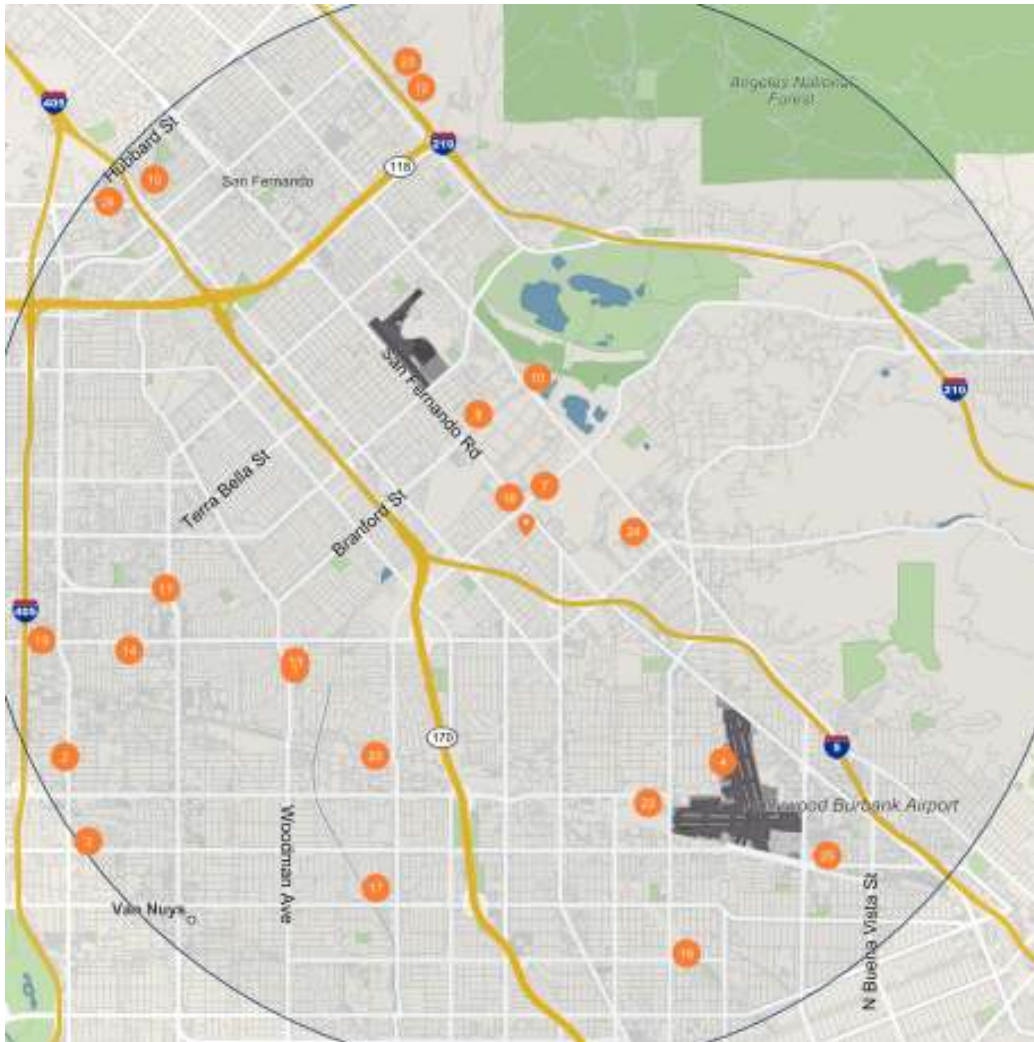
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 22.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 6.9 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 29.5 percent in the selected area compared with the 19.7 percent in the U.S.

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

## DEMOGRAPHICS



Major Employers		Employees
1	Kaiser Foundation Hospitals-Kaiser Permanente	3,308
2	Windsor El Camino Care Ctr LLC-Windsor El Camino Care Center	1,772
3	Valley Presbyterian Hospital-V P H	1,600
4	Certified Laboratories LLC	1,503
5	Providence Health & Svcs - Ore-Providence Holy Cross Med Ctr	1,389
6	Windsor Vallejo Care Ctr LLC	1,216
7	Los Angeles Dept Wtr & Pwr	1,112
8	ASC Group Inc	1,095
9	PMC Capital Partners LLC	1,000
10	Los Angles Cnty Mtro Trnsp Aut-Metro	965
11	Juvenile Justice Division Cal-Parole Services	878
12	Anthony Inc-Anthony International	850
13	Southern Cal Prmnnte Med Group	764
14	Deanco Healthcare LLC-MISSION COMMUNITY HOSPITAL	700
15	Vallarta Food Enterprises Inc	613
16	Vallarta Food Enterprises Inc-Supermercado Vallarta	613
17	Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
18	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
19	Galpin Motors Inc-Galpin Ford	500
20	O P I Products Inc	500
21	Providence Holy Cross Medical-Providence	439
22	Compass Group Usa Inc-Canteen Grdn Grove N Hollywood	438
23	Spectrolab Inc	400
24	Araco Enterprises LLC-Athens Environmental Services	400
25	Technicolor Inc-Technicolor Lab	400

# 1.14 ACRE M1-ZONED INDUSTRIAL YARD

DEMOGRAPHICS



11942-11950 ALLEGHENY ST

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